

019.0

0001

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

848,900 / 848,900

848,900 / 848,900

848,900 / 848,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
15		SHERATON PK, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: CEPPI FRANCIS G/TR	
Owner 2: FRANCIS G CEPPI REVOCABLE	
Owner 3: LIVING TRUST	
Street 1: 15 SHERATON PARK	
Street 2:	

Twn/Cty: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

**PREVIOUS OWNER**

Owner 1: CEPPI FRANCIS G -	
Owner 2: -	
Street 1: 15 SHERATON PARK	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

**NARRATIVE DESCRIPTION**

This parcel contains 9,653 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 1776 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

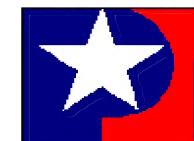
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9653		Sq. Ft.	Site		0	85.	0.74	2									603,153						603,200	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description								User Acct
								13657
								GIS Ref
								GIS Ref
								Insp Date
								12/01/17



**USER DEFINED**

Prior Id # 1:	13657
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
	12/10/20 17:11:24
LAST REV	Date Time
	03/29/19 09:47:00
	mmcmakin
	1613
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CEPPI FRANCIS G	1453-142		6/3/2014	Convenience		1	No	No	
	852-84		7/31/1974		45,500	No	No	N	

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/23/2014	372	Siding	13,750						12/1/2017	Meas/Inspect	BS	Barbara S
4/17/2002	266	Addition	70,000	O		G4	GR FY04	16X16 ADDITION-REM	6/16/2014	External Ins	PC	PHIL C
10/30/2001	808	Redo Bat	8,000	C		G3	GR FY03	REMODEL FULL BATH	5/11/2009	Meas/Inspect	372	PATRIOT
7/19/1994	355	Wood Dec	9,000					ADD 17X27 WDK	11/1/1999	Inspected	267	PATRIOT
									9/28/1999	Mailer Sent		
									9/28/1999	Measured	264	PATRIOT
									8/28/1993		EK	

**BUILDING PERMITS****ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																							
Type: 19 - Ranch				Full Bath: 1	Rating: Good			PDAS.																											
Sty Ht: 1 - 1 Story				A Bath:	Rating:																														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																														
Foundation: 1 - Concrete				A 3QBth:	Rating:																														
Frame: 1 - Wood				1/2 Bath:	Rating:																														
Prime Wall: 4 - Vinyl				A HBth:	Rating:																														
Sec Wall:		%		OthrFix:	Rating:																														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																														
Color: GRAY				A Kits:	Rating:																														
View / Desir: k - Kelwyn Manor				Fpl: 1	Rating: Good																														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																														
Grade: C - Average				<b>CONDOS INFORMATION</b>																															
Year Blt: 1950	Eff Yr Blt:			Location:																															
Alt LUC:		Alt %:		Total Units:																															
Jurisdct: G4		Fact: .		Floor:																															
Const Mod:				% Own:																															
Lump Sum Adj:				Name:																															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																							
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %		Functional:				No Unit	RMS	BRS	FL																								
Prim Int Wall: 1 - Drywall				Economic:				1	6	2																									
Sec Int Wall:		%		Special:																															
Partition: T - Typical				Override:				Totals																											
Prim Floors: 3 - Hardwood				Total:	18.6 %			1	6	2																									
Sec Floors:		%		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>																			
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 95.00				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten												
Subfloor:				Size Adj.: 1.35000002									FFL	First Floor	1,362	128.240	174,659	BMT	100	RRM	80	C													
Bsmnt Gar:				Const Adj.: 0.99989998									BMT	Basement	518	58.480	30,291																		
Electric: 3 - Typical				Adj \$ / SQ: 128.237									WDK	Deck	255	9.920	2,530																		
Insulation: 2 - Typical				Other Features: 83750									EFP	Enclos Porch	44	72.590	3,194																		
Int vs Ext: S				Grade Factor: 1.00									OPP	Open Porch	16	44.000	704																		
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																															
Heat Type: 3 - Forced H/W				NBHD Mod:																															
# Heat Sys: 1				LUC Factor: 1.00																															
% Heated: 100		% AC:		Adj Total: 295127																															
Solar HW: NO		Central Vac: NO		Depreciation: 54894																															
% Com Wall		% Sprinkled:		Depreciated Total: 240234																															
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																							
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b> 019.0-0001-0016.0																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																		
22	Wood Deck	D	Y	1	12x16	A	AV	1995	11.21	T	19.2	101			1,700		1,700																		
3	Garage	D	Y	1	23X11	A	AV	1950	24.88	T	40	101			3,800		3,800																		
More: N	Total Yard Items:	5,500		Total Special Features:			Total:	5,500																											
<b>IMAGE</b>																								<b>AssessPro Patriot Properties, Inc</b>											